

**DRAFT**  
**Finding of No Significant Impact (FONSI) for the**  
**Army Residential Communities Initiative at Fort Belvoir, Virginia**

Pursuant to the Council on Environmental Quality (CEQ) regulations (40 CFR Parts 1500-1508) for implementing the procedural provisions of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and Army Regulation 200-2 Environmental Effects of Army Actions (revised as 32 CFR Part 651), the Army has conducted an Environmental Assessment (EA) of the potential environmental and socioeconomic effects associated with implementing the U.S. Army Residential Communities Initiative (RCI) at Fort Belvoir, Virginia.

**Purpose and Need**

The purpose of the proposed action is to improve military family housing at Fort Belvoir. Fort Belvoir has an urgent and immediate need to upgrade the housing provided on the installation for military service members and their families, which is largely deficient in square footage and configuration for modern families. The purpose of the proposed action is to improve the quality of the housing stock at Fort Belvoir, by enlarging and modernizing the housing units; to improve military families' access to better housing, by avoiding the turnaround time of the military funding and construction process; and to provide first-rate neighborhood centers and recreation facilities.

**Proposed Action**

Consistent with authorities contained in the 1996 Military Housing Privatization Initiative, the Army proposes to transfer the responsibility for providing family housing and ancillary supporting facilities to a partnership between the Army and a private development entity, to be known as Fort Belvoir Residential Communities, LLC (FBRC), a limited liability corporation. As its partner, Fort Belvoir has selected Clark Pinnacle Family Communities, LLC, a joint venture that was formed to develop and manage military housing. The Army has worked together with Clark Pinnacle in developing a Community Development and Management Plan (CDMP) to implement the RCI at Fort Belvoir.

In accordance with the CDMP, the Army proposes to convey to FBRC all 2,070 existing family housing units and to grant a 50-year<sup>1</sup> ground lease for the underlying land (up to 548 acres<sup>2</sup>) and additional previously disturbed land (82 acres), to allow construction of housing and a recreation center on this "swing space" land. Four existing non-housing buildings on this land will be transferred for demolition. Fort Belvoir also will lease additional disturbed land (up to 26 acres) and 5 existing buildings to FBRC for temporary construction support and long-term property management/maintenance use. These buildings and land will not be in the 50-year ground lease and Fort Belvoir may reclaim them for another use in the future.

FBRC would demolish approximately 1,630 units, construct approximately 1,630 new units, rehabilitate approximately 170 historic units, and maintain 270 recently renovated units. Of the housing that contributes to the Fort Belvoir Historic District, 56 buildings (26.5 percent) that are considered inappropriate for rehabilitation, based on their condition and siting, are proposed for demolition. Upon completion of redevelopment and rehabilitation, the total units of family housing will equal the current inventory of 2,070 housing units.

**Alternatives Considered**

Alternatives to the proposed action that were considered were: a partial privatization alternative, a private sector reliance alternative, and leasing alternatives. Those alternatives were considered unreasonable or unfeasible and therefore were not further evaluated in the EA. In selecting the land proposed for family housing and the Recreation Center and temporary construction support sites, the Army considered and rejected several other areas (including the Engineer Proving Ground) based upon operational and environmental constraints. As prescribed by CEQ regulations, the EA also evaluated the no action alternative, under which the Army would continue providing for family housing needs through traditional military construction and maintenance funding, obtained via the Congressional authorization and appropriations process.

**Factors Considered in Determining That No Environmental Impact Statement Is Required**

The EA, which is attached and incorporated by reference into this Finding of No Significant Impact, examined the potential effects of the proposed action and the no action alternative on the following resources and topics of environmental and socioeconomic concern: land use, aesthetics and visual resources, air quality, noise, geology

---

<sup>1</sup> The ground lease could be extended for an additional 25 years at the Army's option.

<sup>2</sup> Exact boundaries and acreage of the RCI parcels to be leased will be determined by a survey of metes and bounds and this total acreage is expected to be reduced.

and soils, water resources, biological resources, cultural resources, socioeconomics (including environmental justice and protection of children), transportation, utilities, and hazardous and toxic substances.

Implementation of the proposed action will result in a combination of short-term and long-term adverse and beneficial effects. Adverse effects will not be significant with the mitigation commitments specified by the EA. There could be short-term adverse effects on aesthetics, air quality, noise, soils, surface water, biological resources, traffic, utilities and solid waste, associated with construction and rehabilitation activities. Long-term adverse effects would result from demolition of historic buildings, plus construction that could impact archeological sites, plus increased or redirected traffic. Long-term beneficial effects would be realized on land use, soils, surface water, groundwater, quality of life, utilities, and hazardous substances. A possible minor increase in population due to improved occupancy rates is not expected to result in appreciable population-driven effects over the long term.

Cumulative effects resulting from the proposed action with concurrent construction projects on Fort Belvoir would produce long-term adverse but not significant effects on air quality, traffic, and biological resources. Long-term cumulative beneficial effects on surface water will result from new stormwater management where none currently exists, which will offset cumulative increases in impervious surface. Future new stationary sources on the post may be subject to nonattainment New Source Review requirements, because of the potential cumulative post-wide net increase in NO<sub>x</sub> emissions, to which this project and other planned projects will contribute.

As part of the proposed action, the ground lease is expected to require FBRC to accomplish mitigation measures that will reduce, avoid, or compensate for potentially-significant adverse effects, pertaining to: limiting air quality emissions and documenting annual usage of NO<sub>x</sub>-emitting construction equipment; protection of surface waters and Chesapeake Bay Resource Protection Areas; stormwater quality and quantity best management practices, with particular attention to subwatersheds where impervious surface is nearing the 25% threshold; avoiding construction in areas surrounding small whorled pogonia (if present); tree replacement on Fort Belvoir; treatment measures for the demolition or alteration of historic buildings and viewshed, in accordance with an agreement document prepared in consultation with the Virginia State Historic Preservation Officer and other consulting parties; avoidance of archeological sites and preservation of archeological resources if discovered during site preparation. Mitigation measures included in the ground lease are enforceable as essential elements of the agreement defining the parties' obligations for carrying out RCI at Fort Belvoir. In addition, certain measures are proposed to further minimize adverse effects where mitigation is not required.

### **Conclusion**

Based on the EA, it has been determined that implementation of the proposed action coupled with specified mitigation commitments will have no significant impact to the quality of the natural or human environment. Because no significant environmental impacts will result from implementation of the proposed action, an Environmental Impact Statement is not required and will not be prepared.

### **Public Comment**

The Final EA and Draft FONSI are available for review and comment for 30 days, from July 14 through August 13, 2003. Review copies of the EA and FONSI are available in the John Marshall, Lorton, Sherwood Hall, and Kingstowne branches of the Fairfax County Public Library; at the Fort Belvoir RCI Office (see below); and on the installation web site at <<http://www.belvoir.army.mil>>. Copies have been mailed to individuals and agencies on the distribution list presented in the EA. Additional copies are available by contacting Mrs. Wilma Cooke, Administrative Support Coordinator: Residential Communities Initiative, 9910 Tracy Loop (Building 766), Fort Belvoir, VA 22060-5843; telephone (703) 805-3019; email <[wilma.cooke@belvoir.army.mil](mailto:wilma.cooke@belvoir.army.mil)>. Written comments should be submitted to arrive at the above address or email no later than August 13, 2003. The Garrison Commander, Fort Belvoir, will consider comments received by August 13 before making a decision to sign a Final FONSI.

---

THOMAS W. WILLIAMS  
Colonel, US Army  
Garrison Commander, Fort Belvoir, Virginia

---

Date